099.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,900 / 661,900
					USE VALUE:	661,900 / 661,900
					ASSESSED:	661,900 / 661,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOK CORDELIA
Owner 2:	BAIRD CHRISTOPHER W
Owner 3:	
Street 1:	49 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUNNAWAY ANDREW -
Owner 2:	PRIMEAUX AIMEE -
Street 1:	49 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,076 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6076.000	240,300		421,600	661,900
Total Card	0.139	240,300		421,600	661,900
Total Parcel	0.139	240,300		421,600	661,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.86 | /Parcel: 421.8

Legal Description

User Acct 64771

GIS Ref

GIS Ref

Insp Date 11/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 099.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,300	0	6,076.	421,600	661,900	661,900	Year End Roll	12/18/2019
2019	101	FV	212,100	0	6,076.	427,600	639,700	639,700	Year End Roll	1/3/2019
2018	101	FV	212,100	0	6,076.	319,200	531,300	531,300	Year End Roll	12/20/2017
2017	101	FV	212,100	0	6,076.	289,100	501,200	501,200	Year End Roll	1/3/2017
2016	101	FV	212,100	0	6,076.	277,000	489,100	489,100	Year End	1/4/2016
2015	101	FV	211,000	0	6,076.	234,900	445,900	445,900	Year End Roll	12/11/2014
2014	101	FV	211,000	0	6,076.	222,800	433,800	433,800	Year End Roll	12/16/2013
2013	101	FV	211,000	0	6,076.	212,000	423,000	423,000		12/13/2012

!8054!

PRINT

Date	Time
12/10/20	22:38:37

LAST REV

Date	Time
06/19/19	09:33:44

apro

8054

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNNAWAY ANDREW	56515-314		2/24/2011	Change>Sale	450,000	No	No		Y
IWASAKI WAKO &	50409-453		11/30/2007		430,000	No	No		
MARTY DOMINIQUE	31723-431		8/17/2000		336,000	No	No		
NOWLAN MICHAEL/	23687-476		9/24/1993		184,000	No	No		

USER DEFINED

Prior Id # 1:	64771
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2017	344	Window/S	17,920	C				
7/19/2016	1003	Manual	6,750		7/19/2016			Demo exisitng fron
5/19/2011	467	New Wind	5,345					REPL 10 WINDOWS &

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	External Ins	BR	B Rossignol
12/10/2008	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
11/9/1999	Mailer Sent		
10/19/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6076		Sq. Ft.	Site		0	70.	0.99	5									421,594						421,600	

Total AC/HA: 0.13949 | Total SF/SM: 6076 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,594 | Spl Credit | Total: 421,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	64000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	295168
Depreciation:	54901
Depreciated Total:	240267

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

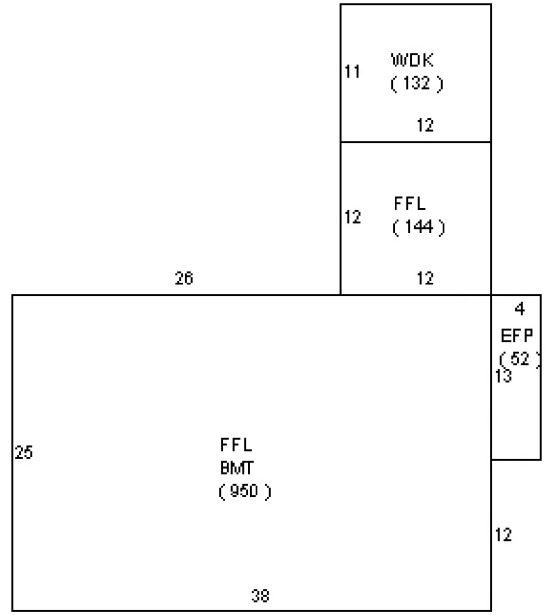
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.06
Special Features:	0	Val/Su Net:	107.85
Final Total:	240300	Val/Su SzAd	219.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,094	128.240	140,291
BMT	Basement	950	61.550	58,476
WDK	Deck	132	13.570	1,792
EFP	Enclos Porch	52	72.590	3,775

Net Sketched Area:	2,228			Total:	204,334
Size Ad	1094	Gross Are	2228	FinArea	1569

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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